



hamlyn  
smith.

Burlington Gardens, Brighton, BN41 2DS

OIEO £700,000



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 4 Bedrooms

 2 Receptions

 2 Bathrooms

Hamlyn Smith are pleased to present Burlington Gardens in Portslade. Close to the South Downs National Park, sits this deceptively spacious four-bedroom semi-detached family home. With parking for two cars, a large rear garden, and a versatile summer house, it balances comfort and practicality. Inside, generous, light-filled rooms enjoy a southerly aspect to the front, creating a welcoming atmosphere.

- Semi detached
- Four bedrooms
- Two bathrooms
- Arranged over three floors
- Off street parking
- Garden room/office
- Landscaped rear garden with hot tub
- Council tax band C









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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

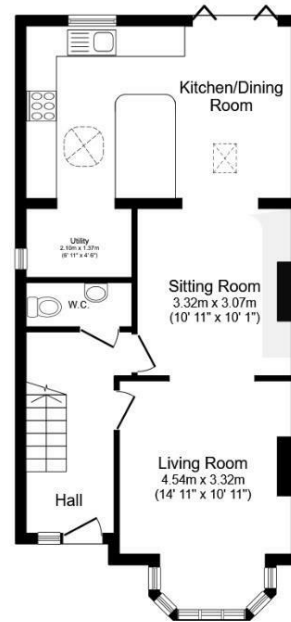
✉ hello@hamlynsmith.co.uk

Arranged over three floors, the house offers flexible reception spaces on the ground floor, ideal for families or those working from home. The living room with wood-burning stove flows into a second reception room and a stylish kitchen diner opening to the garden, making it perfect for entertaining. The kitchen features navy cabinetry, marbled worktops, underfloor heating, and a peninsula for casual dining, while a separate utility keeps appliances tucked away.

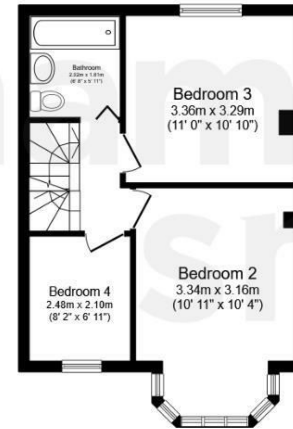
The garden provides alfresco dining space, lawn for play, and a substantial summer house suitable as a gym, office, or studio. Mature trees add privacy, and a hot tub is included.

Upstairs, two doubles and a single bedroom share a modern family bathroom. The loft has been converted into a principal suite with dormer extension, en suite shower room, and far-reaching views to the sea and South Downs.

The home is attractively presented, retaining 1940s charm with modern updates including new windows and doors. Local schools, shops, and parks are nearby, with excellent transport links via the A27/A23, buses, and Portslade Station for fast connections to London and beyond.



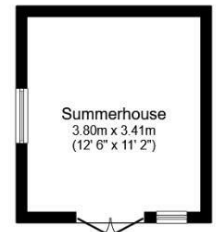
**Ground Floor**  
Floor area 56.6 sq.m. (610 sq.ft.)



**First Floor**  
Floor area 38.3 sq.m. (412 sq.ft.)



**Second Floor**  
Floor area 25.8 sq.m. (278 sq.ft.)



**Outbuilding**  
Floor area 13.4 sq.m. (144 sq.ft.)

**Total floor area: 134.2 sq.m. (1,444 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

